



APPLICATION ACCEPTED: May 9, 2014
BOARD OF ZONING APPEALS: September 17, 2014
DEFERRED DUE TO ADVERTISING
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 10, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-SU-063

SULLY DISTRICT

APPLICANT: John D. Culp

OWNERS: John D. Culp
Donna C. Culp

SUBDIVISION: Pleasant Valley

STREET ADDRESS: 15219 Elk Run Rd., Chantilly, 20151

TAX MAP REFERENCE: 33-4 ((2)) 472

LOT SIZE: 10,716 square feet

ZONING DISTRICT: R-C, WS, AN

ZONING ORDINANCE PROVISIONS: 8-913

SPECIAL PERMIT PROPOSAL: To grant a modification to the minimum yard requirements to certain R-C lots to permit construction of additions 12.3 feet and 12.0 feet from side lot lines.

A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

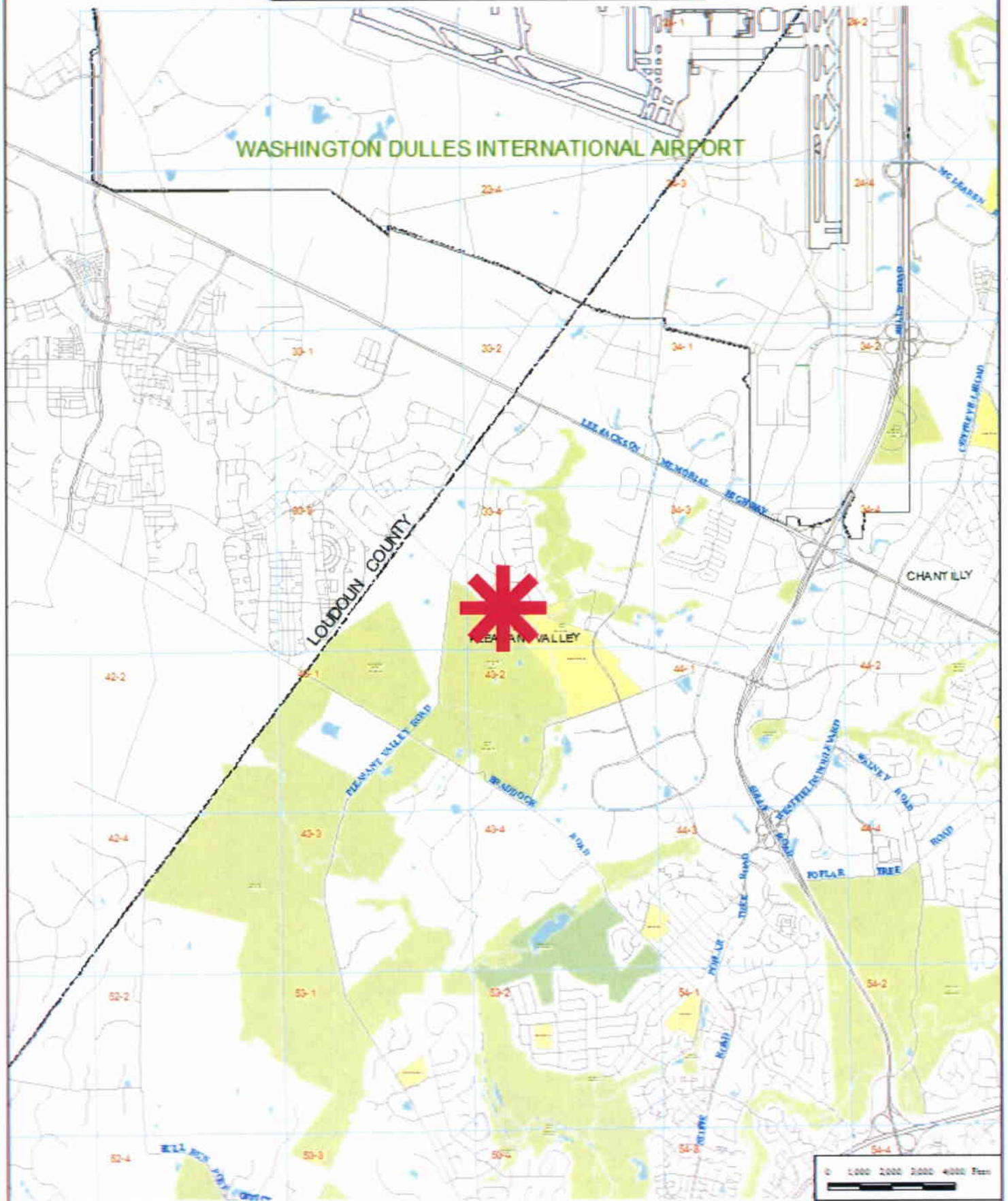


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-SU-063

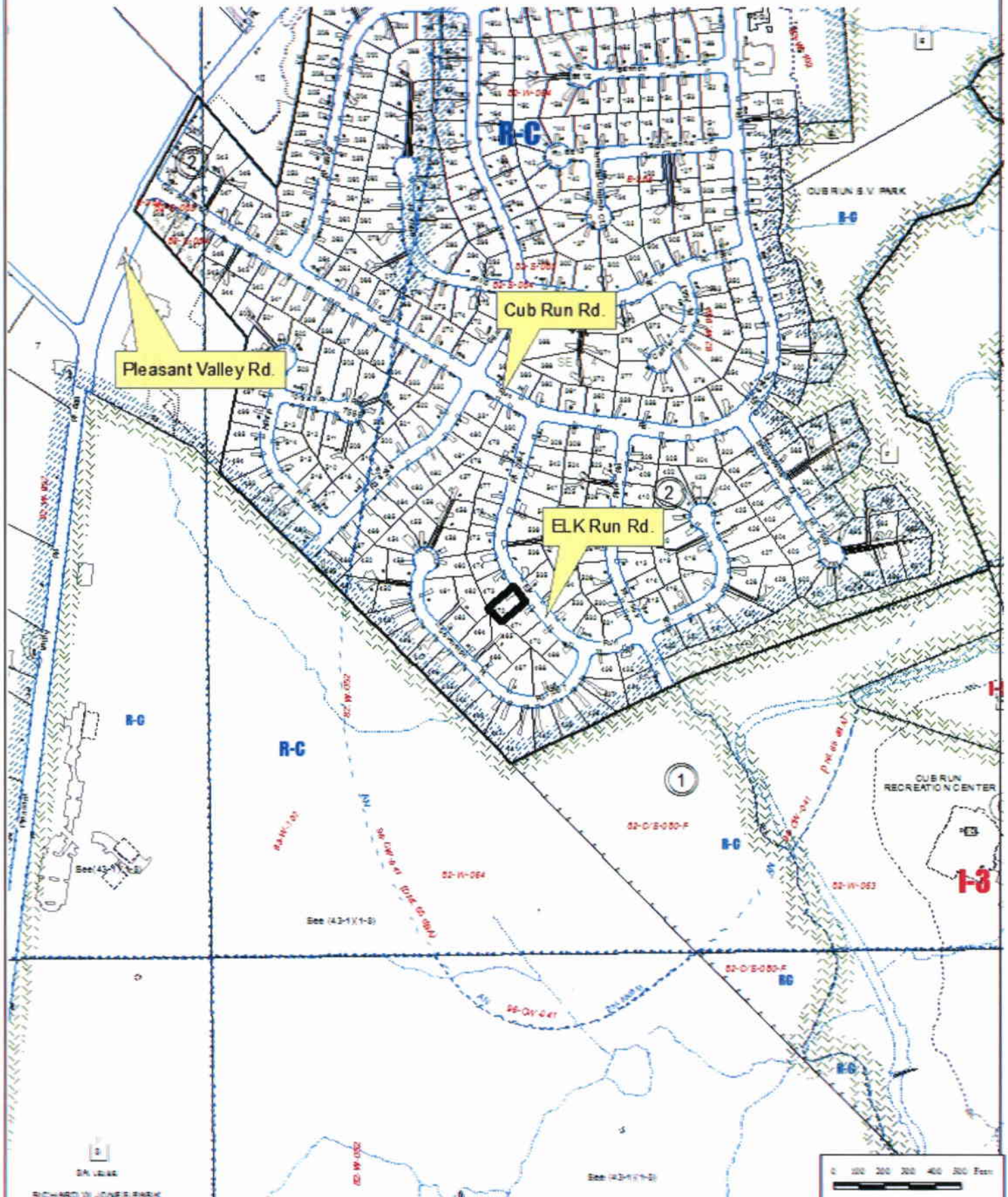
JOHN D. CULP



Special Permit

SP 2014-SU-063

JOHN D. CULP





FRONT



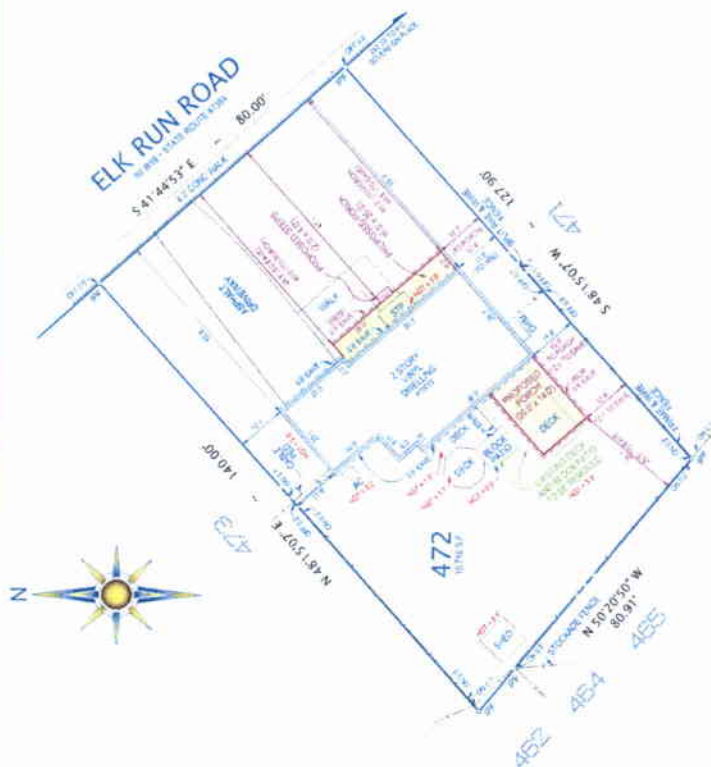
LEFT



RIGHT



BACK



NOTES

1. TAX MAP 0334.02 0472
2. ZONE: RESIDENTIAL CONSERVATION (RDCS)
3. LOT AREA: 10,710 SF
4. REQUIRED YARDS:
FRONT = 40.0 FEET
SIDE = 20.0 FEET
REAR = 25.0 FEET
5. HEIGHTS:
EX. DWELLING = 29.7 FEET
PROP. PORCH (FRONT) = 12.7 FEET
PROP. PORCH (BACK) = 13.5 FEET
STOCKADE FENCES = 6.0 FEET
FRAME FENCES = 4.1 FEET
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.

12. AREAS:
EX. FIRST FLOOR = 1,061 SF
EX. 2ND FLOOR = 1,015 SF
ATTACHED GARAGE = 800 SF
GROSS FLOOR AREA = 2,876 SF

EX. FLOOR AREA (A/T/O) EX. GFA (2.476) LOT AREA (10,710) = 0.23
13. FENCES ARE FRAME UNLESS NOTED.

PLAT
HOUSE LOCATION
LOT 472, SECTION 8
PLEASANT VALLEY
FAIRFAX COUNTY, VIRGINIA
JULY 1974
SCALE: 1" = 20'

THE ENGINEER CERTIFIES THAT THE LOCATION OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY RECONSTRUCTED BY A CURRENTLY LICENSED SURVEYOR AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT.

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CREATED BY
STEADFAST
CONSTRUCTION
NOVA
01/19/2014
THOMAS G. LUTKE
REGISTERED SURVEYOR
VIRGINIA
LICENSE NO. 10000
EXPIRATION DATE 12/31/2018

Front Porch Elevation

Scale: 1/4" = 1'

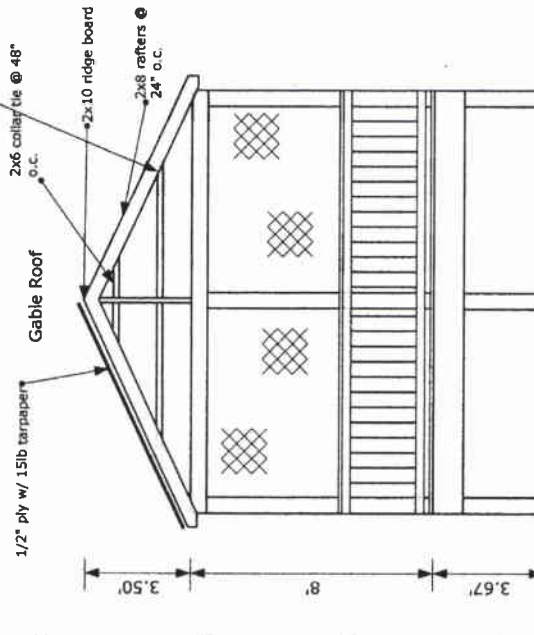
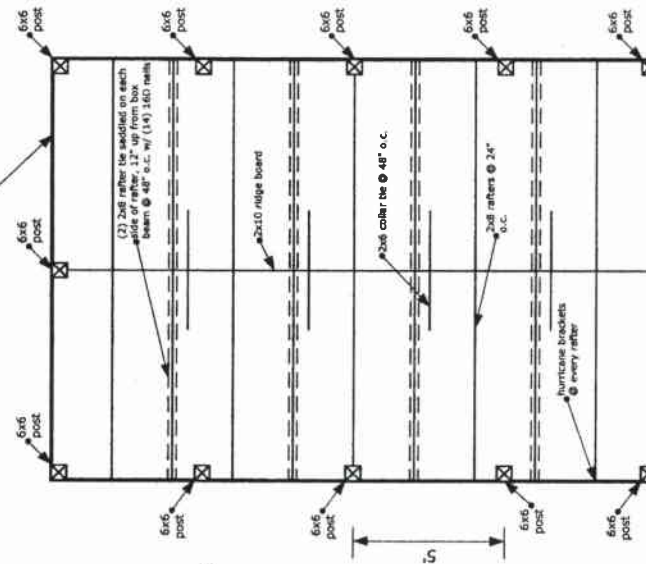
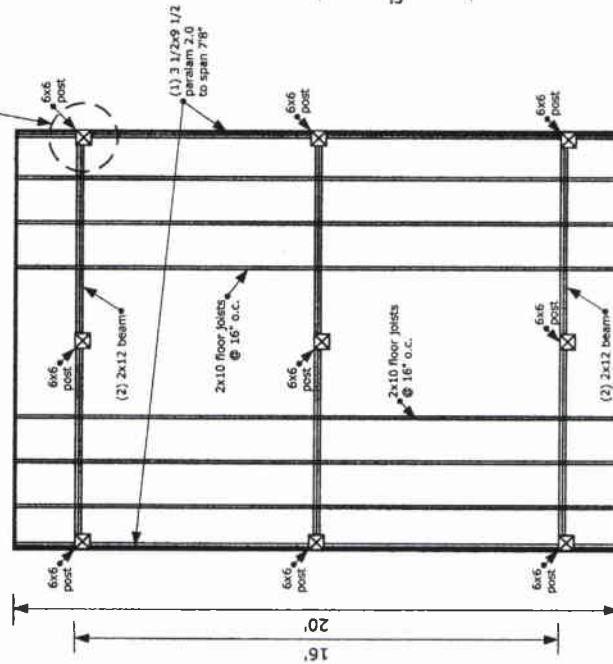
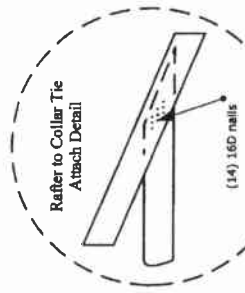
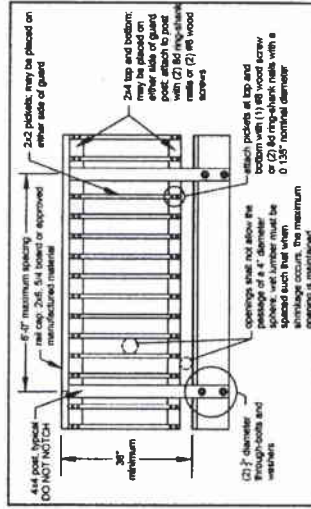
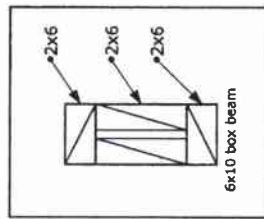
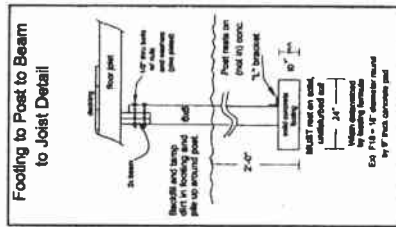
**John Culp
15219 Elk Run Rd.
Chantilly, VA 20151
252-548-2264**



Porch Framing

1. Guardrails are required for decks & porches more than 30" above grade or floor.
2. Secure the pickets at top & bottom with 1-#8 corrosion resistant screw or 2-8d galv. nails.

John Culp
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929

20

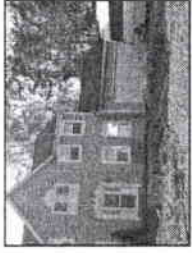
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STEADFAST CONSTRUCTION 111 Berry St., #103 Vienna, VA 22180

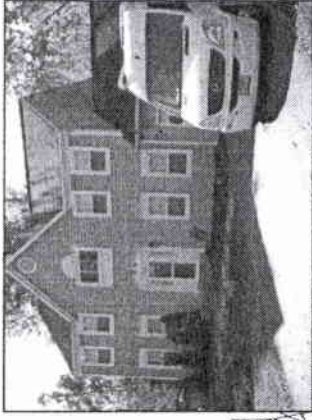
Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

John Culp
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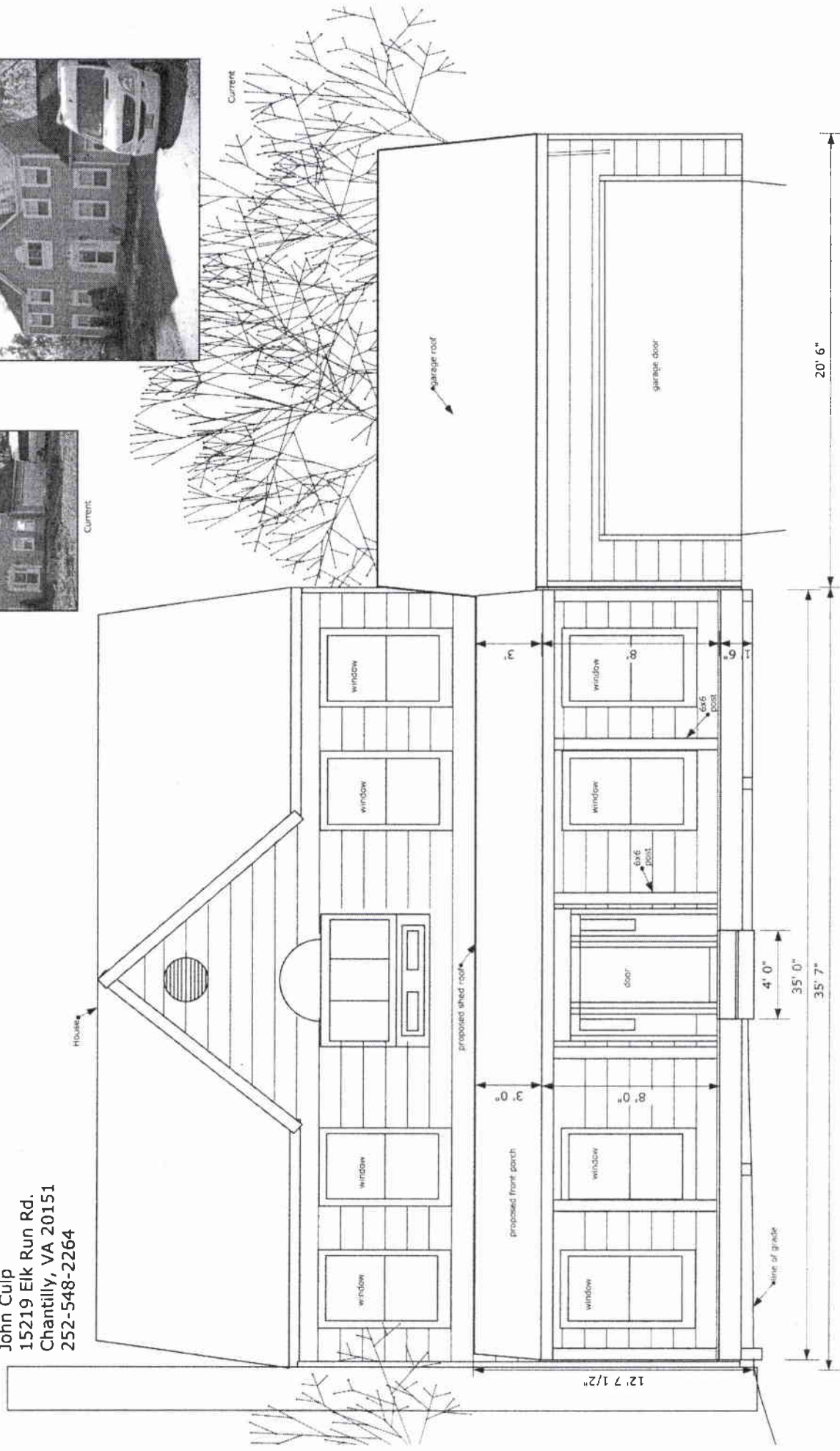
Front Side Elevation



Current



Current

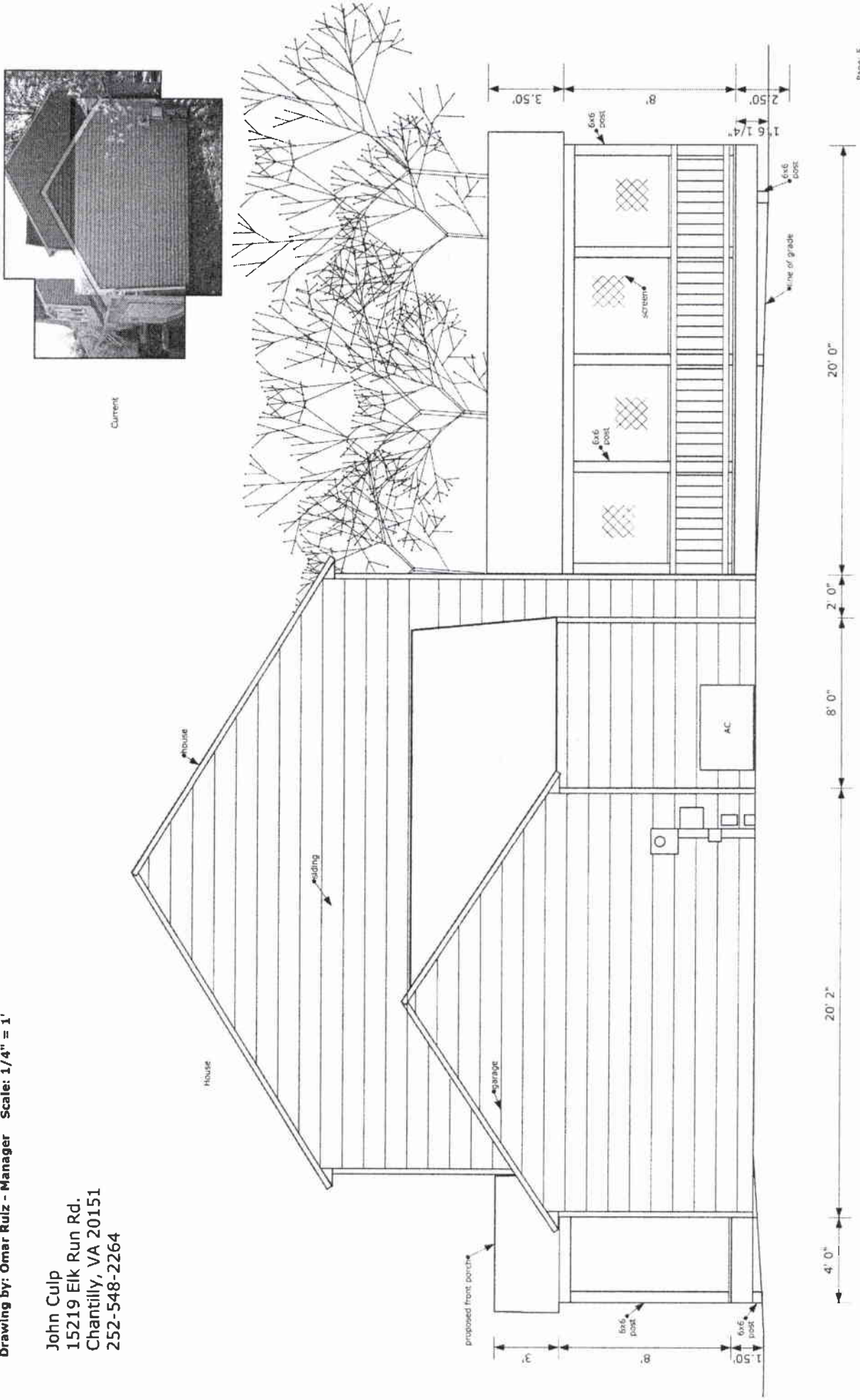


STEADFAST CONSTRUCTION 111 Berry St., #103 Vienna, VA 22180

Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

John Culp
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Right Side Elevation



Back Side Elevation

Scale: 1/4" = 1'

252-548-2264



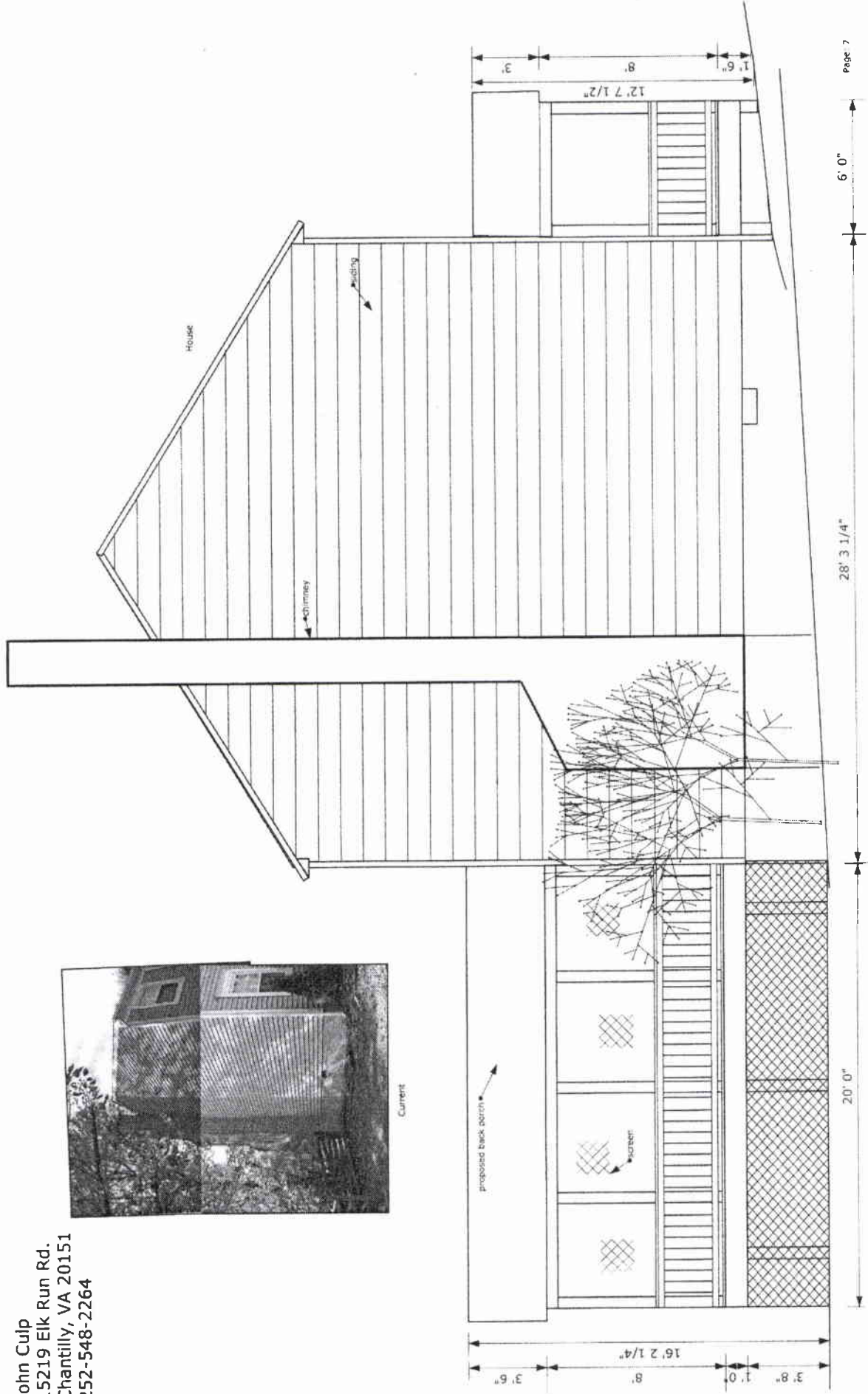
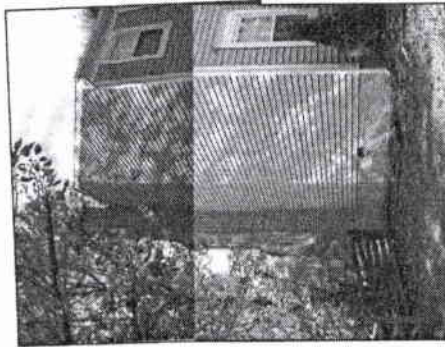
STEADFAST CONSTRUCTION

111 Berry St., #103 Vienna, VA 22180

Left Side Elevation

Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

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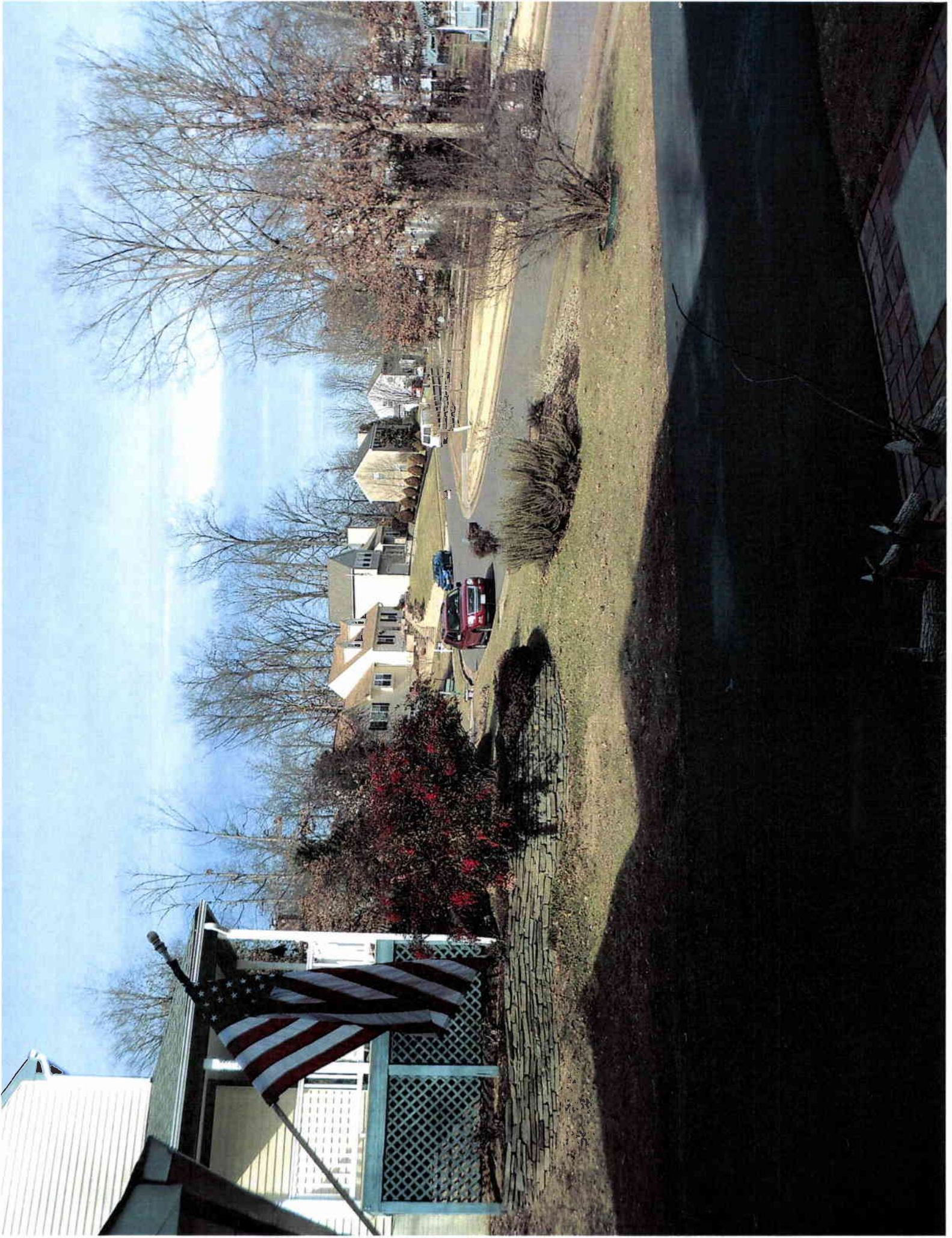


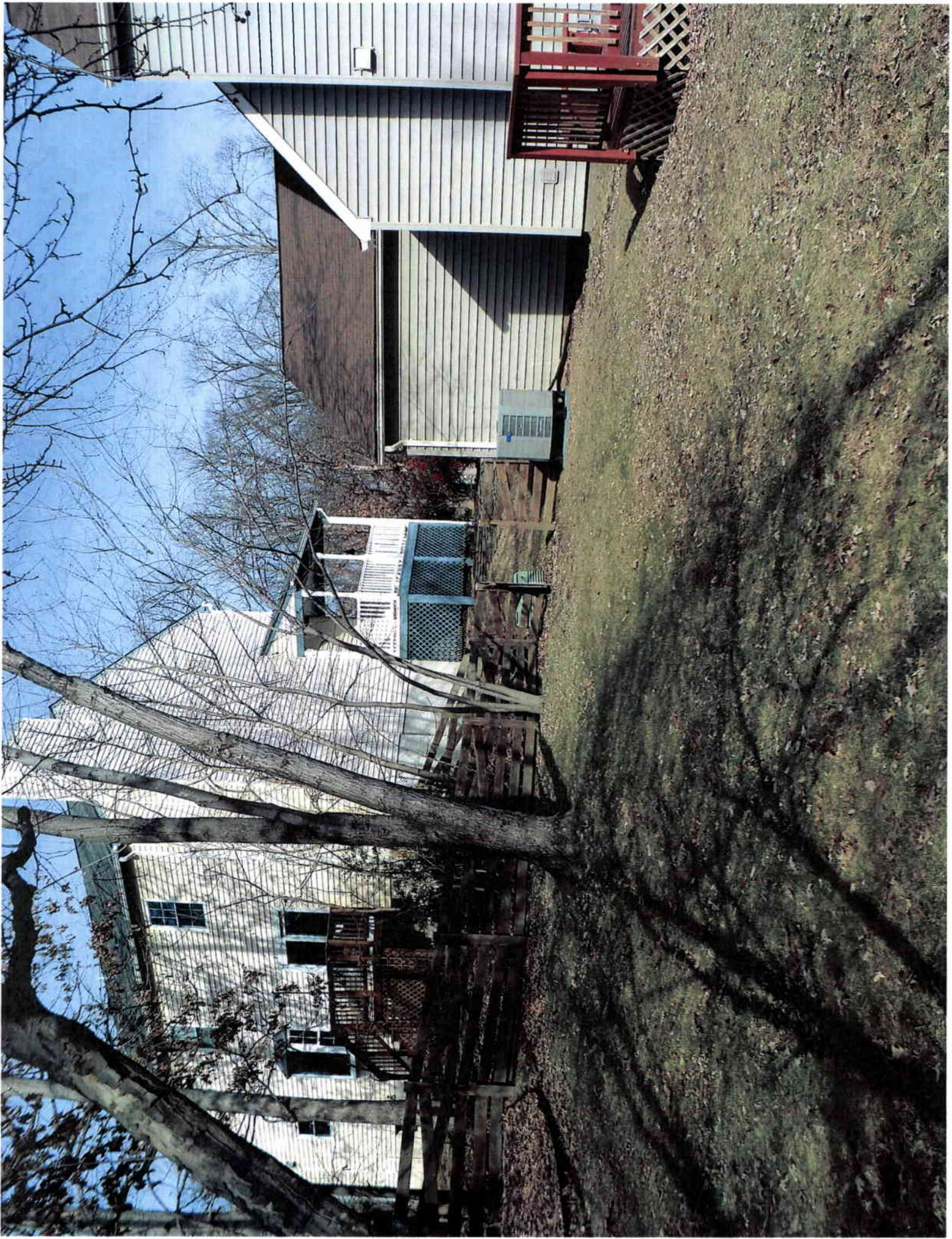




























15219 Elk Run Road, Chantilly, Virginia, Special Permit Application



Panoramic view of front of house from across Elk Run Road, looking SE



Panoramic view from front porch of house, looking NE

All pictures taken 1/20/2014

15219 Elk Run Road, Chantilly, Virginia, Special Permit Application



All pictures taken 1/20/2014

15219 Elk Run Road, Chantilly, Virginia, Special Permit Application



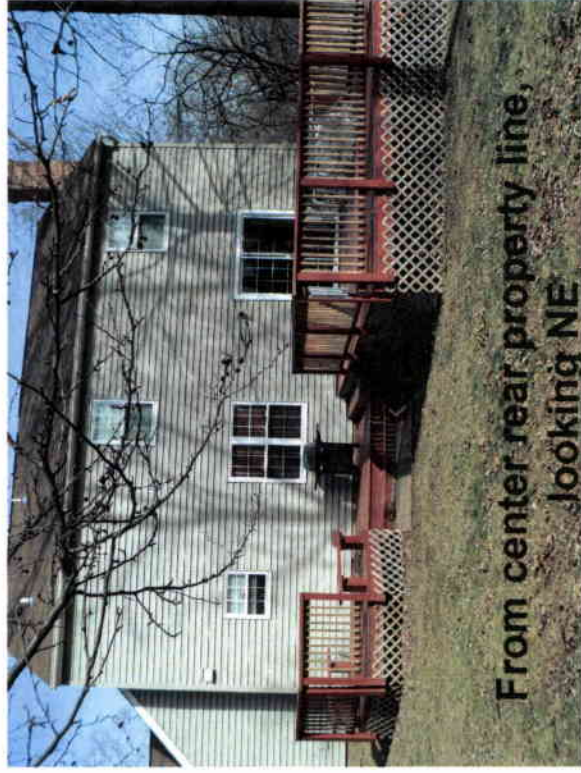
Panoramic view of rear of house from center of rear property line looking NE



Panoramic view of back yard from rear of house looking SE

All pictures taken 1/20/2014

15219 Elk Run Road, Chantilly, Virginia, Special Permit Application



All pictures taken 1/20/2014

SPECIAL PERMIT REQUEST

The applicant is seeking approval of a special permit to modify minimum yard requirements to certain R-C lots to permit the construction of two additions, a covered front porch and a screened back porch, to be located 12.3 feet and 12.0 feet from the southeastern side lot line. The front porch would be 35 x 6 feet in size (210 square feet), 12.7 feet in height and run along the front portion of the dwelling and over the area of an existing front stoop. The front porch would be located 12.3 feet from a side lot line. The screened back porch would be built over portions of an existing deck off the rear of the dwelling. The 14 x 20 foot addition would be approximately 13.5 feet in height and 280 square feet in size. The addition is proposed to be located 12 feet from a side lot line.

A copy of the special permit plat titled "Plat, House Location, Lot 472, Section 5, Pleasant Valley," prepared by Thomas G. Lutke, Land Surveyor, NoVA Surveys, dated January 19, 2014, is included at the front of this report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 10,716 square foot lot is currently zoned R-C and developed with a two-story, single family detached dwelling. An asphalt driveway provides access from Elk Run Road to an attached garage. Three wood decks are attached to the rear of the house and vary in height from 1 foot to 3.3 feet. A shed 8.1 feet in height is located in the northwestern corner of the rear yard. A wood stockade fence 4.1 feet in height encloses the rear yard.



BACKGROUND AND HISTORY

The property that now constitutes the Pleasant Valley subdivision was originally rezoned from RE-1 to R-17 (now the R-2 District) in 1965. Section 5 of the Pleasant Valley subdivision was recorded in November 1978, creating the lot under the cluster subdivision ordinance provisions. At the time of the recordation the subject lot was allowed to develop with a minimum side yard requirement of eight feet, with total minimum side yards of 24 feet. On July 26, 1982, the subdivision was rezoned to the R-C District as part of rezoning RZ 82-W-054. With the adoption of RZ 82-W-054, the property was subject to the R-C Zoning District regulations, which specify a minimum side yard of 20 feet.

On September 10, 1985, the Board of Zoning Appeals granted SP 85-S-026 to Pleasant Valley Associates to allow a modification of minimum yard requirements for R-C lots to allow modifications to the minimum front and side yards of 87 lots within the Pleasant Valley Subdivision, including the subject property. Lot 472 was allowed to construct a home with minimum side yards of 12 feet each.

According to Fairfax County Tax Records, the dwelling was constructed in 1988 and remodeled in 2012. A copy of the building permit and plat approved in 1988 is included as Appendix 5. The applicant purchased the property in July of 2013.

A copy of information outlining similar special permit and variance requests in the area is attached in Appendix 4.

ZONING ORDINANCE REQUIREMENTS

- Sect. 8-006, General Standards
- Sect. 8-903, Standards for all Group 9 Uses
- Sect. 8-913, Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 5. Subject to development conditions, the special permit must meet these standards.

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Similar Case History
5. Building Permit History
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2014-SU-063

July 30, 2014

1. This special permit is approved for the location and size of the additions (front porch 210 square feet in size and 12.7 feet in height; and screened back porch 280 square feet in size and 13.5 feet in height), as shown on the special permit plat prepared by Thomas G. Lutke, Land Surveyor for NoVA Surveys, dated January 19, 2014, submitted with this application and is not transferable to other land.
2. All applicable permits and final inspections shall be obtained for the additions.
3. The additions shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

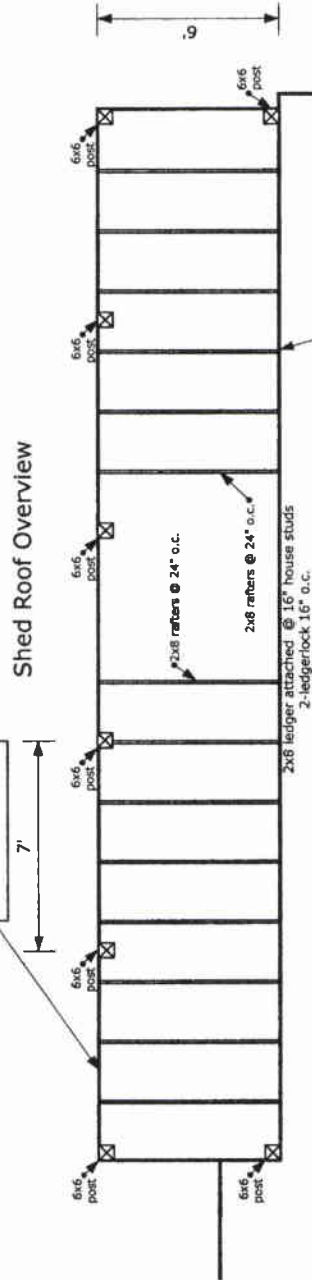
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

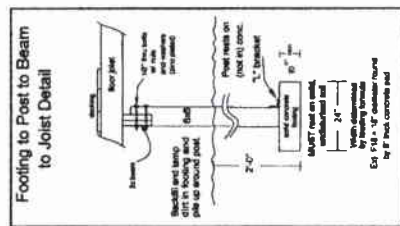
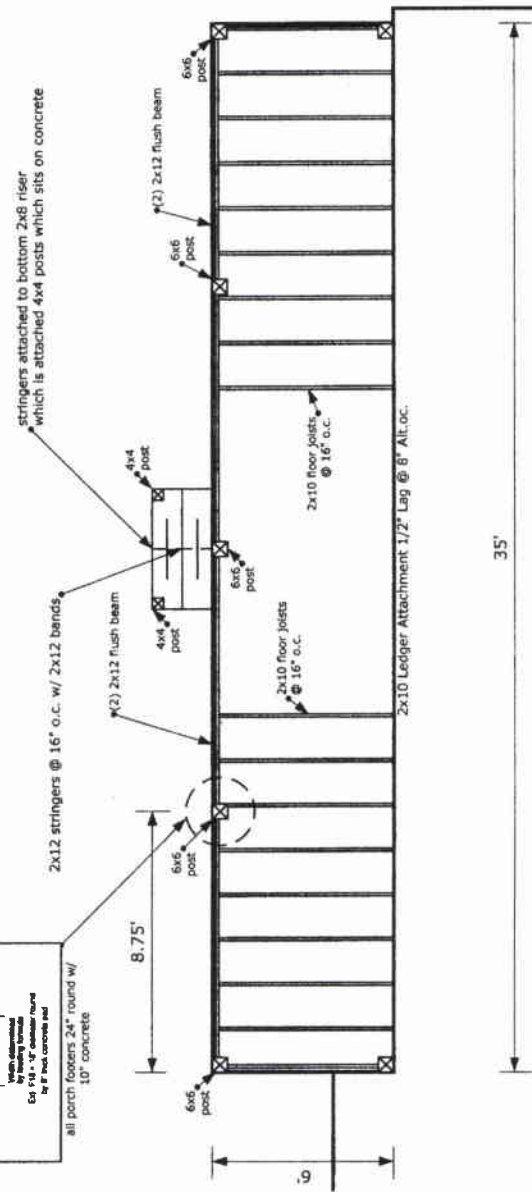
Front Porch Framing

- Notes:
1. Guardrails are required for decks & porches more than 30" above grade or floor. Guardrails must extend 36" above floor level.
 2. The greatest riser height shall not exceed the smallest by more than 3/8".
 3. Stairs with 3 or more risers require frost footings & handrails.

Shed Roof Overview



Floor Framing



Stringers attached to bottom 2x8 riser which is attached 4x4 posts which sits on concrete

2x12 stringers @ 16" o.c. w/ 2x12 bands

all porch footers 24" round w/ 10" concrete

2x10 floor joists @ 16" o.c.

2x12 flush beam

4x4 post

6x6 post

2x10 floor joists @ 16" o.c.

2x12 flush beam

4x4 post

6x6 post

2x10 floor joists @ 16" o.c.

2x12 flush beam

4x4 post

6x6 post

2x10 Ledger Attachment 1/2" Lag @ 8" Alt. oc.

2x8 Ledger w/ 2-ledge lock attachment 16" o.c. (scale 1/2" = 1')

2x8 Rafter

2x4 House Stud @ 16" o.c.

Front Porch Elevation

Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

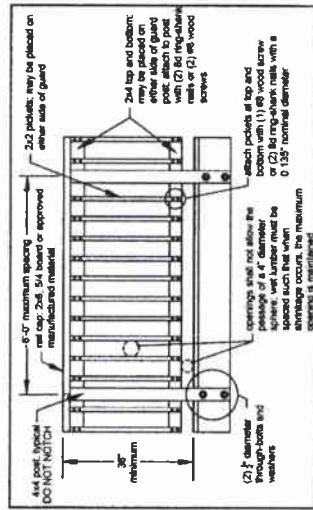
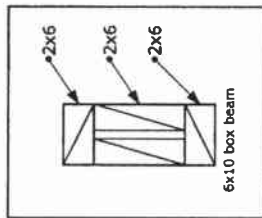
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Porch Framing

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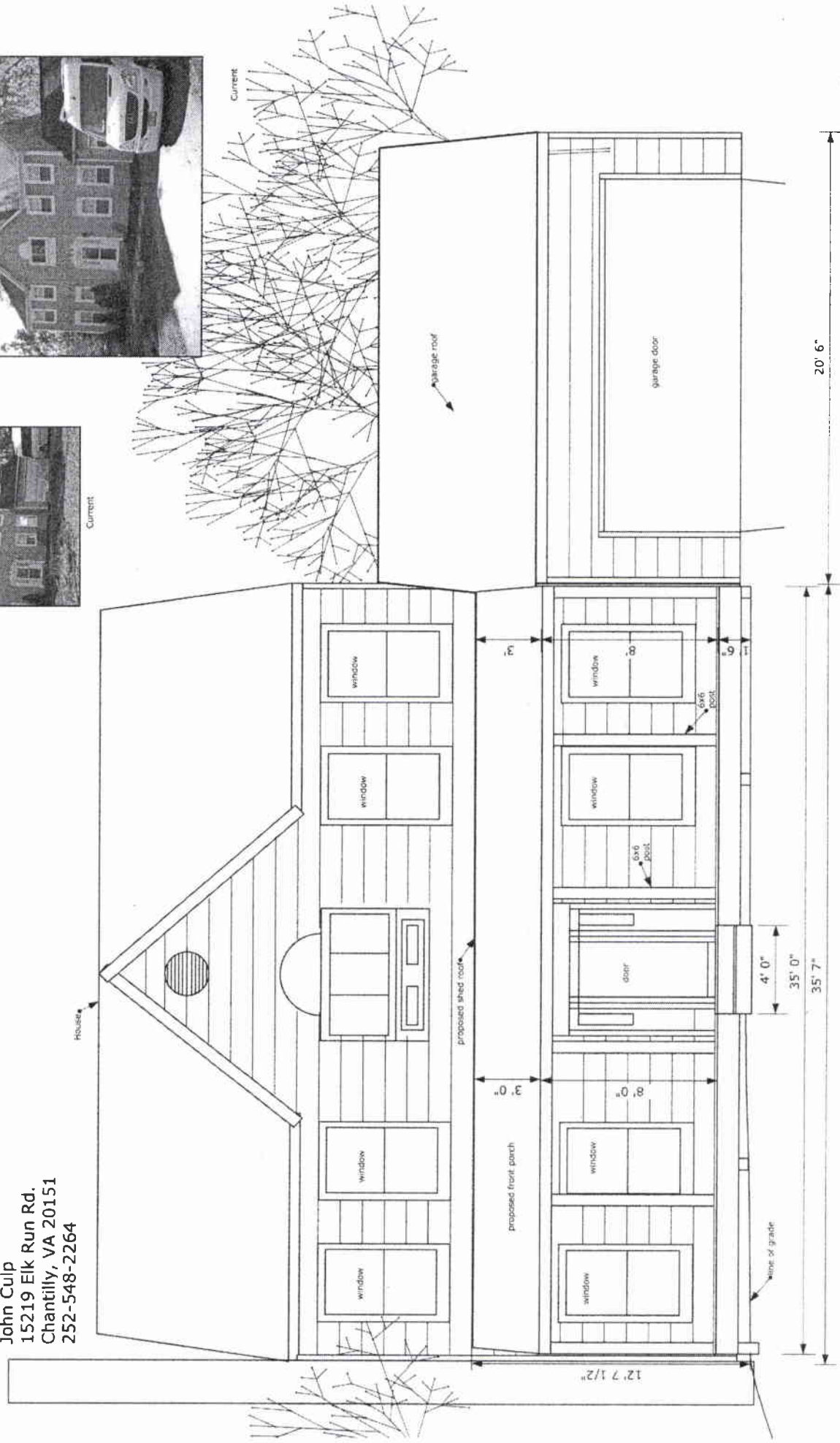
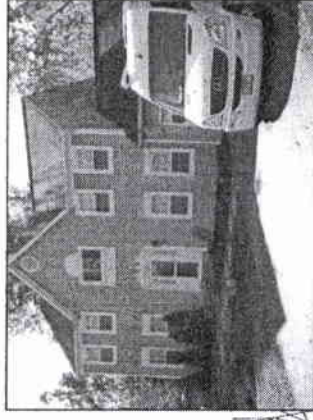
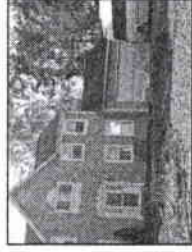
John Culp



Front Side Elevation

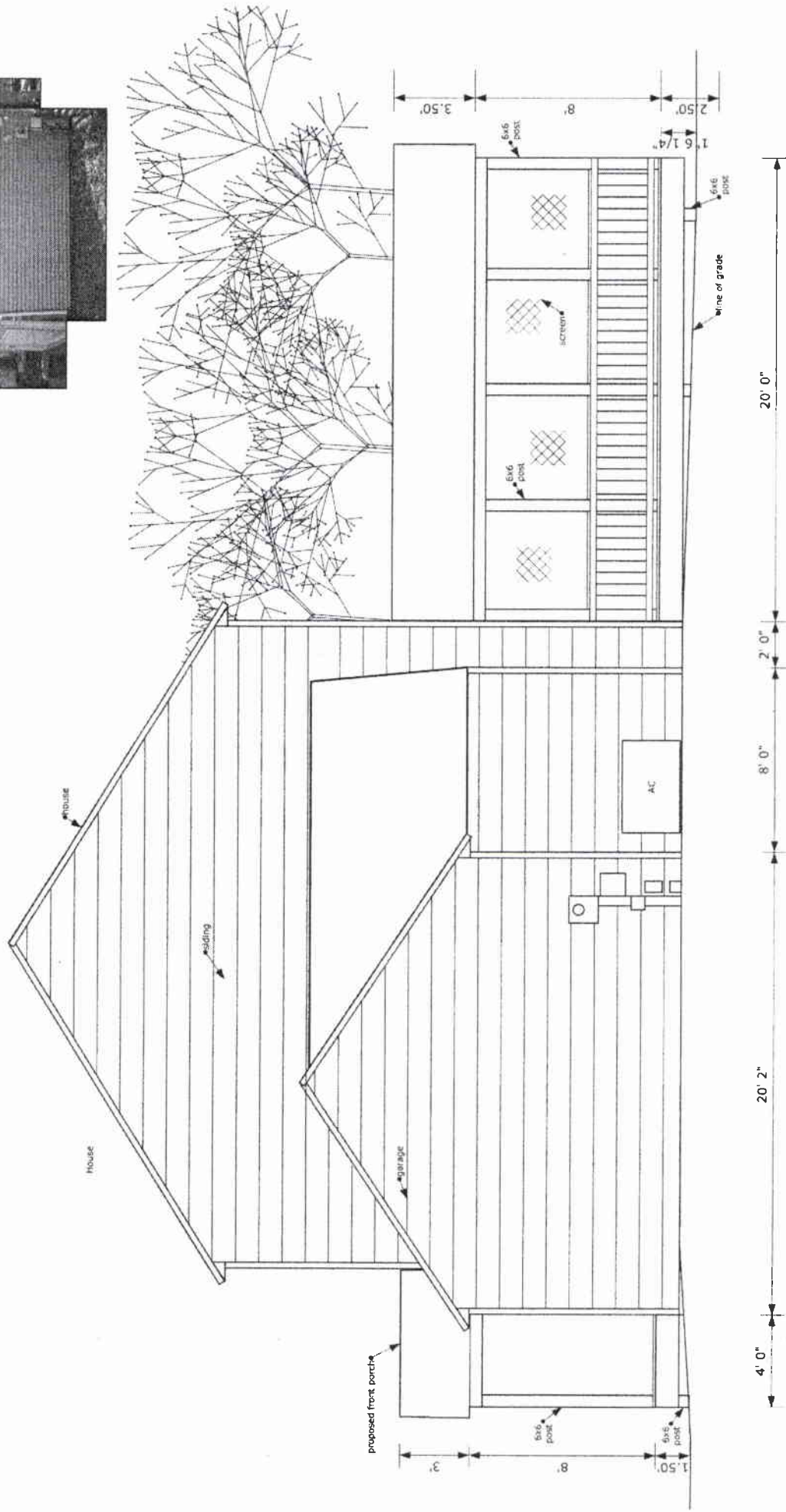
Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

John Culp
15219 Elk Run Rd.
Chantilly, VA 20151
252-548-2264



Right Side Elevation

Current

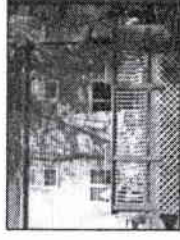


STEADFAST CONSTRUCTION 111 Berry St., #103 Vienna, VA 22180

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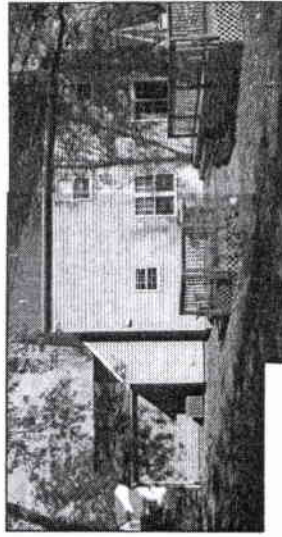
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Back Side Elevation

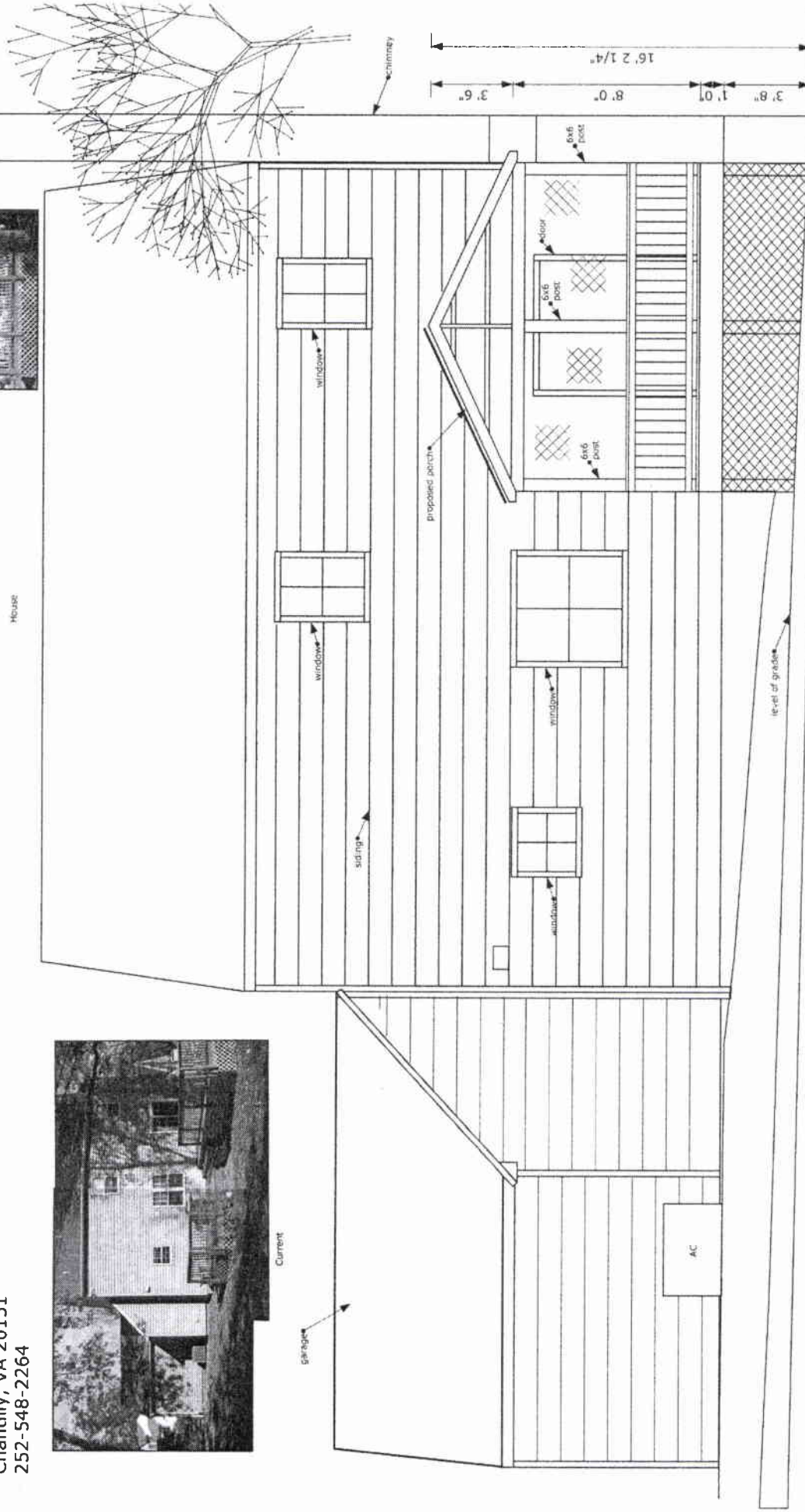


Current

House



Current



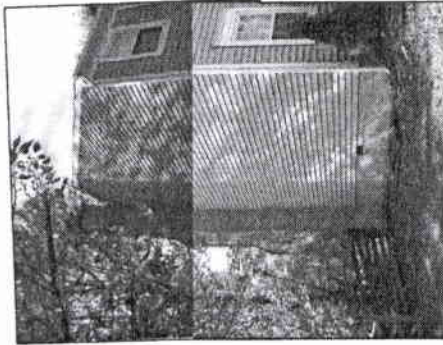
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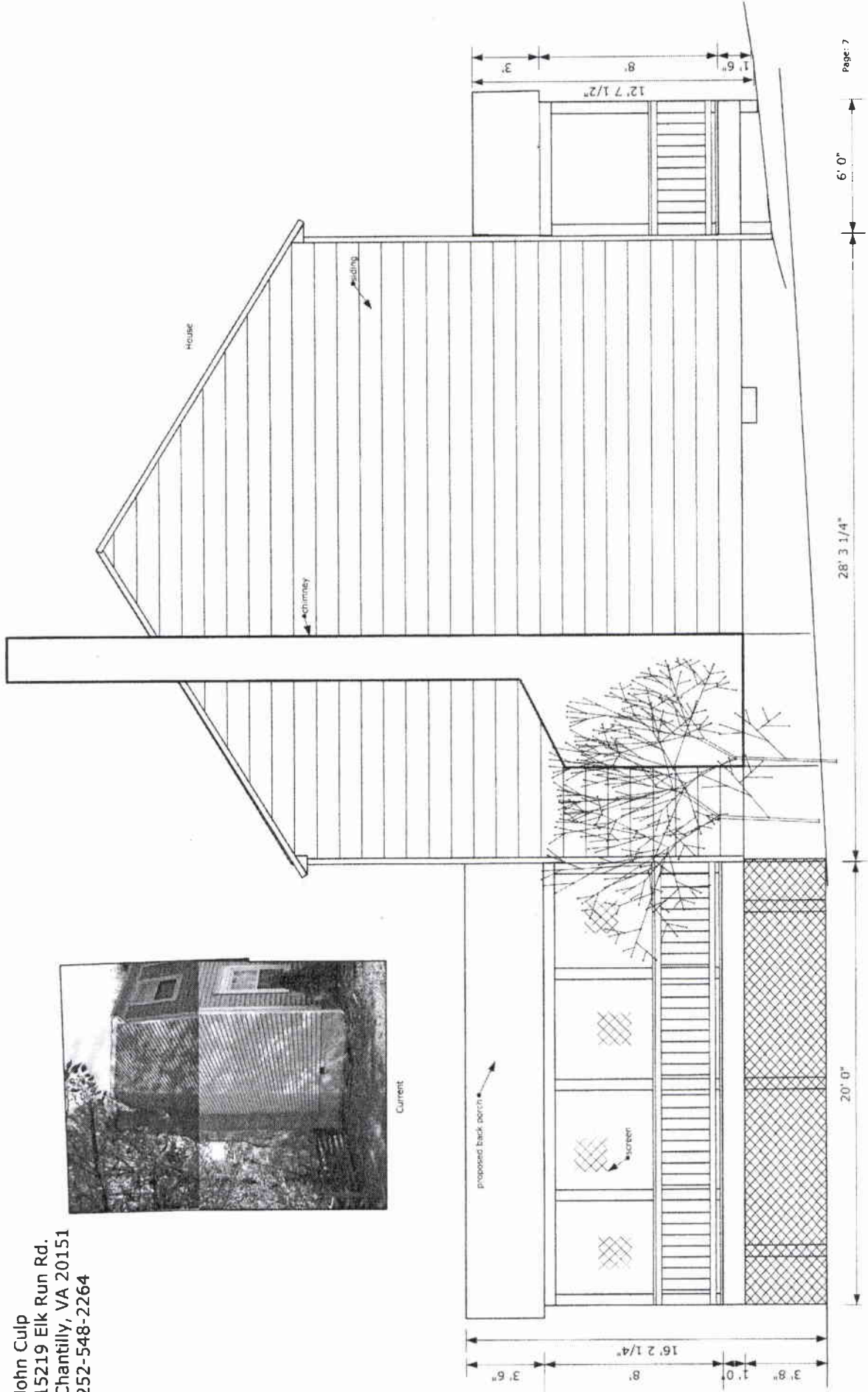
Left Side Elevation

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John Culp
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252-548-2264



Current



Application No.(s): SP 2014-SU-063
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/11/2014
 (enter date affidavit is notarized)

124458

I, John D. Culp, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☒ applicant
☐ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
John D. Culp	15219 Elk Run Road, Chantilly, VA 20151	Applicant/Title Owner
Donna C. Culp	15219 Elk Run Road, Chantilly, VA 20151	Title Owner

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2014-SU-063
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/11/2014
(enter date affidavit is notarized)

124458

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s):

SP 2014-SU-063
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/11/2014
(enter date affidavit is notarized)

124458

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

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(enter date affidavit is notarized)

124458

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s):

SP 2014-SU-063
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/11/2014
(enter date affidavit is notarized)

124458

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☒ Applicant

☐ Applicant's Authorized Agent

JOHN D. CULP

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of FEBRUARY 20 14, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Notary Public

My commission expires:

01/31/2016



**SPECIAL PERMIT STATEMENT OF JUSTIFICATION
15219 ELK RUN ROAD, CHANTILLY**

RECEIVED
Department of Planning & Zoning
FEB 19 2014
Zoning Evaluation Division

- A. Type of operation: RESIDENTIAL SINGLE FAMILY HOME
- B. Hours of operation: CONTINUOUS
- C. Estimated number of patrons/clients/patients/pupils/etc: 2-5
- D. Proposed number of employees/attendants/teachers/etc: N/A
- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: N/A
- F. Vicinity or general area to be served by the use: 15219 ELK RUN ROAD, CHANTILLY
- G. Description of building facade and architecture of proposed new building or additions:

1. FRONT PORCH: The proposed covered front porch for the home will be 35 feet long (running the length of the front of the home less garage) and 6 feet deep (from the house front into the front yard). The southeast end of the porch will be aligned with the southeast end of the existing house. The northwest end of the porch will end at the southeast edge of the existing garage structure. The porch will be covered by a sloping shed-type roof supported by 4 columns but will otherwise be open.

2. BACK PORCH: The proposed covered and enclosed back porch for the home at will be 14 feet long (running along a portion of the rear of the house) and 20 feet deep (from the house rear into the fenced back yard). It will replace an existing 14 x 22 foot deck which will be removed. The southeast end of the back porch will be aligned with the southeast end of the existing house. The northwest end of the porch will extend 14 feet along the rear of the house.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers: N/A

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification: STATEMENT: The current ordinance requires a 20-foot setback from all property lines. The existing home is located less than 20 feet from the southeast property line (11.6 feet at the front of the house and 11.8 feet at the rear of the house). The proposed project will be aligned with the existing structure.

1. FRONT PORCH JUSTIFICATION: There is currently no outside cover for the front door or front side of the house. As a result, rain, snow, and ice fall directly onto the existing concrete stoop, making it slippery and unsafe and resulting in rain or snow coming into the house when the front door is opened. When unlocking and entering the front door, the residents are exposed to rain and snow. Rain and snow are able to fall on the front door and trim resulting in

necessary repairs. In the summer, the sun falls on the front windows continuously during the morning hours causing the front of the house to be unnecessarily warm. Adding the porch will improve safety, save energy, reduce repairs, and upgrade the appearance of the home (neighbors on either side have covered front porches and most houses nearby also have covered front porches).

2. BACK PORCH JUSTIFICATION: The entrance from the rear of the house into the fenced back yard is an existing 6 foot-wide sliding glass door in the family room which opens onto the existing deck. There is currently no outside cover for this sliding glass door. As a result, rain, snow, and ice fall directly onto the existing deck, making it slippery and unsafe and resulting in rain or snow coming into the house when the sliding door is opened. When opening the sliding glass door (for example to let the dog in or out), residents are exposed to rain and snow. Rain and snow are able to fall on the rear door trim resulting in necessary repairs. In the summer, the sun falls on the front windows continuously during the afternoon hours causing the rear of the house and the deck area to be unnecessarily warm. Adding the covered porch will improve safety, save energy, reduce repairs, and upgrade the usability of the back yard area of the home.

Similar Case History

Group: 01-Y -030

SP 01-Y -030

APPLICANT: DEWALD, EVELYN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/01/2001
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF DECK 9.5 FT. FROM SIDE LOT LINE.
LOCATION: 4311 CUB RUN ROAD, CHANTILLY, VA 20151
TAX MAP #S:
 0334 02 0036

Group: 85-S -026

SP 85-S -026

APPLICANT: PLEASANT VALLEY ASSOCIATES
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 09/10/1985
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR 87 R-C LOTS (8-912) LOTS 33-4((2))409-423, 428-479, AND 523-542
LOCATION: PLEASANT VALLEY SUBDIVISION
TAX MAP #S:

0334 02 0409	0334 02 0410	0334 02 0411
0334 02 0412	0334 02 0413	0334 02 0414
0334 02 0415	0334 02 0416	0334 02 0417

Group: 85-S -030

SP 85-S -030

APPLICANT: ANGELILLI, DANA C. AND DORRIE D.
STATUS: EXPIRED
STATUS/DECISION DTE: 03/23/1987
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR R-C LOT TO ALLOW CONSTRUCTION OF GARAGE ADDITION TO DWELLING TO 11.9 FEET FROM SIDE LOT LINE (20 FEET REQ'D)
LOCATION: 4509 CUB RUN ROAD
TAX MAP #S:
 0334 02 0336

Group: 85-S -063**SP 85-S -063**

APPLICANT: MITCHELLE E MOTAFCHES
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 01/14/1986
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MIN. YARD REQUIREMENTS FOR R-C LOT TO ALLOW CONSTRUCTION OF A DECK ADDITION TO DWELLING TO 12.4 FEET FROM SIDE LOT LINE AND 19.4 FT. FROM REAR LOT LINE (20 FT. MIN. SIDE AND REAR LOT REQ. BY SECT. 3-C07)
LOCATION: 4401 PLEASANT VALLEY ROAD
TAX MAP #S:
0334 02 0049A

Group: 86-S -017**SP 86-S -017**

APPLICANT: MICHAEL J MASON AND WINIFRED R
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/10/1986
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MIN. YARD REQUIREMENTS FOR AN R-C LOT TO PERMIT ADDITION OF DECK TO DWELLING TO 13.3 FT. FROMSIDE LOT LINE (20 FT. MIN. REQUIRED)
LOCATION: 4420 CUB RUN ROAD
TAX MAP #S:
0334 02 0355

Group: 87-S -025**SP 87-S -025**

APPLICANT: CARONE, MICHAEL J.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/15/1987
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR AN R-C LOT TO ALLOW PORCH ADDITION TO DWELLING TO 32.3 FT. FROMFRONT AND 11.5 FT. FROM SIDE LOT LINES (40 FT. MIN. FRONT YARD, 20 FT. MIN. SIDE YARD REQ.)
LOCATION: 15109 BERNADETTE COURT
TAX MAP #S:
0334 02 0402

Group: 88-S-036**SP 88-S-036**

APPLICANT: GURGICK, GIRARD J.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/28/1988
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR AN R-C LOT TO ALLOW DECK ADDITION TO DWELLING TO 15.0 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 15243 LOUIS MILL DRIVE
TAX MAP #S:
0334 02 0258

Group: 88-S-075**SP 88-S-075**

APPLICANT: JAMES & PATRICIA SCAMBOS
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 10/18/1988
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR AN R-C LOT TO ALLOW GARAGE ADDITION TO DWELLING TO 9.4 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 4328 CUB RUN ROAD
TAX MAP #S:
0334 02 0060

Group: 89-S-011**SP 89-S-011**

APPLICANT: JOHN C SIMON
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/30/1989
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR AN R-C LOT TO PERMIT ADDITIONS TO DWELLING TO 27.6 FT. FROM FRONT, AND 19.1 FT. FROM SIDE LOT LINES (40 FT. MIN. FRONTYARD, 20 FT. MIN. SIDE YARD REQ.)
LOCATION: 15220 ELK RUN ROAD
TAX MAP #S:
0334 02 0536

Group: 89-S-019**SP 89-S-019**

APPLICANT: CLARKE, MR. & MRS. MARTYN V.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/02/1989
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR AN R-C LOT TO ALLOW CONSTRUCTION OF ENCLOSED PORCH ADDITION TO DWELLING TO 8 FT. FROM A SIDE LOT LINE SUCH THAT SIDE YARDS TOTAL 30.4 FT. (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 15207 ELK RUN ROAD
TAX MAP #S:
0334 02 0436

Group: 89-S -054**SP 89-S -054**

APPLICANT: JOHN H. OHRNBERGER
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 03/30/1990
ZONING DISTRICT: R- C
DESCRIPTION: PROVISIONS FOR APPROVAL OF MODIFICATIONS TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO ALLOW CONSTRUCTION OF GARAGE ADDITION TO DWELLING TO 11.6 FT. FROMSIDE LOT LINE (MIN. 20 FT. SIDE YARD REQ.)
LOCATION: 4363 CUB RUN ROAD
TAX MAP #S:
0334 02 0311

Group: 90-S -060**SP 90-S -060**

APPLICANT: TIMOTHY G PETKO
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 11/13/1990
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO ALLOW CONSTRUCTION OF GARAGE TO 14 FT. FROMSIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 4516 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0521

Group: 90-S -069**SP 90-S -069**

APPLICANT: GARY L. MANUSE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/21/1990
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATIONS TO MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO ALLOW CONSTRUCTION OF ADDITION 19 FT. FROM ONE SIDE LOT LINE AND CONSTRUCTION OF ADDITION 14 FT. FROM OTHER SIDE LOT LINE
LOCATION: 4355 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0186

Group: 90-S -078**SP 90-S -078**

APPLICANT: LYNN G. TERHAR
STATUS: EXPIRED
STATUS/DECISION DTE: 11/15/1992
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO ALLOW CONSTRUCTION OF ADDITION 11.6 FT. FROM SIDE LOT LINE AND 32.2 FT. FROM FRONT LOT LINE (20 FT. MIN. SIDE YARD REQ. AND 40 FT. MIN. FRONT YARD REQ.)
LOCATION: 15113 BERNADETTE COURT
TAX MAP #S:
0334 02 0404

Group: 91-S -014**SP 91-S -014**

APPLICANT: LARRY A TOLSON
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/10/1991
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO ALLOW CONSTRUCTION OF DECK 12 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 4333 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0227A

Group: 91-S -017**SP 91-S -017**

APPLICANT: CARINCI, CRAIG A.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/17/1991
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO ALLOW CONSTRUCTION OF DECK/ADD. 8 FT. FROM BOTH SIDE LOT LINES (20 FT MIN SIDE YARD REQ BY SECT 3-307)
LOCATION: 15223 SOVEREIGN PLACE
TAX MAP #S:
0334 02 0447

Group: 92-Y -050**SP 92-Y -050**

APPLICANT: CLUBB, JEFFREY K. & ELAINE C.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 10/28/1992
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO ALLOW CONSTRUCTION OF DECK 9 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 4316 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0019

Group: 92-Y -066**SP 92-Y -066**

APPLICANT: ROBERT D STACY
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 03/10/1993
ZONING DISTRICT: R- C
DESCRIPTION: PROVISION FOR APPROVAL OF MODIFICATIONS TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN LOTS TO ALLOW CONSTRUCTION OF DECK 10. 2 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 15219 LOUIS MILL DRIVE
TAX MAP #S:
0334 02 0179A

Group: 93-Y -005**SP 93-Y -005**

APPLICANT: FLINT, ROBERT B.
STATUS: APPLICATION APPROVED
STATUS/DECISION DATE: 06/09/1993
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT ADDITIONS 8 FT. AND 17 FT. FROM SIDE LOT LINES (20 FT. MIN. SIDE YARD REQ. BY SECT. 3-003)
LOCATION: 15105 BERNADETTE COURT
TAX MAP #S: 0334 02 0400

Group: 93-Y -024**SP 93-Y -024**

APPLICANT: WAGNER, PAUL T JR & JEAN M
STATUS: APPLICATION APPROVED
STATUS/DECISION DATE: 09/14/1993
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 8.6 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 4309 SILAS HUTCHINSON DRIVE
TAX MAP #S: 0334 02 0031

Group: 93-Y -025**SP 93-Y -025**

APPLICANT: WOOD, VINCENT L & TRACEY A L
STATUS: APPLICATION APPROVED
STATUS/DECISION DATE: 07/28/1993
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF DECK 17 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ. BY SECT. 3-C07)
LOCATION: 15113 ELK RUN ROAD
TAX MAP #S: 0334 02 0427

SPA 93-Y -025STAFF REPORT

APPLICANT: MARK SCHAAD
STATUS: APPLICATION APPROVED
STATUS/DECISION DATE: 03/17/2004
ZONING DISTRICT: R- C
DESCRIPTION: AMEND SP 93-Y-025 TO PERMIT MODIFICATIONS TO MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS, TO PERMIT CONSTRUCTION OF ADDITIONS 12.0 AND 17.0 FEET FROM SIDE LOT LINES AND PERMIT REDUCTION TO THE MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT AN ACCESSORY STRUCTURE TO REMAIN 3.0 FEET FROM SIDE LOT LINE
LOCATION: 15113 ELK RUN ROAD
TAX MAP #S: 0334 02 0427

Group: 93-Y -071**SP 93-Y -071**

APPLICANT: BLASBERG, THOMAS K.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 02/08/1994
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION (CHIMNEY) 5 FT. FROM SIDE LOT LINE (17 FT. MIN. SIDE YARD REQ.) 8 DAYS WAIVED
LOCATION: 15215 PHILIP LEE ROAD
TAX MAP #5:
0334 02 0280

Group: 93-Y -116**SP 93-Y -116**

APPLICANT: BISHOP, STEVEN C.
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 03/09/1994
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 10 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.) (MOTION TO GRANT FAILED & MOTION TO GRANT-IN-PART FAILED)
LOCATION: 15113 PHILIP LEE ROAD
TAX MAP #5:
0334 02 0371

Group: 94-Y -021**SP 94-Y -021**

APPLICANT: EREKSON, JON AND LOUISE
STATUS: EXPIRED
STATUS/DECISION DTE: 01/19/1997
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS FOR CERTAIN LOTS TO PERMIT CONSTRUCTION OF ADDITION 13.5 FT. FROM SIDE LOT LINE
LOCATION: 4361 SILAS HUTCHINSON DRIVE
TAX MAP #5:
0334 02 0297

Group: 95-Y -002**SP 95-Y -002**

APPLICANT: JOHN R RACKOSKI
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/25/1995
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF DECK 9.6 FT. FROM SIDE LOT LINE 8 DAYS WAIVED
LOCATION: 15217 SOVEREIGN PLACE
TAX MAP #5:
0334 02 0444

Group: 95-Y -017**SP 95-Y -017**

APPLICANT: RICCIARDI, LAWRENCE J & CHERL L P.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/27/1995
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 9 FEET 5 INCHES FROM SIDE LOT LINE
LOCATION: 15218 PHILIP LEE ROAD
TAX MAP #S:
0334 02 0290

Group: 95-Y -020**SP 95-Y -020**

APPLICANT: CHABOT, MARC V. & DEBORAS.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/28/1995
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 8.5 FT. FROM SIDE LOT LINE
LOCATION: 4616 NORRIS COURT
TAX MAP #S:
0334 02 0515

Group: 96-Y -014**SP 96-Y -014**

APPLICANT: GROVER, DOUGLAS R.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/31/1996
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 18.4 FT. FROM SIDE LOT LINE
LOCATION: 4515 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0481

Group: 96-Y -050**SP 96-Y -050****STAFF REPORT**

APPLICANT: LYNN G TERHAR
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 02/12/1997
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 35.8 FT. FROM FRONT LOT LINE
LOCATION: 15113 BERNADETTE COURT
TAX MAP #S:
0334 02 0404

SPA 96-Y-050**STAFF REPORT ADDENDUM 1****STAFF REPORT**

APPLICANT: JOHN M TERHAR
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/11/2007
ZONING DISTRICT: R- C
DESCRIPTION: AMEND SP 96-Y-050 TO PERMIT MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 12.6 FEET FROM SIDE LOT LINE AND 32.6 FEET FROM FRONT LOT LINE
LOCATION: 15113 BERNADETTE COURT
TAX MAP #S:
0334 02 0404

Group: 97-Y-026**SP 97-Y-026**

APPLICANT: MARCELA SHAW
STATUS: EXPIRED
STATUS/DECISION DTE: 02/11/2000
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION OF MINIMUM YARD REQUIREMENTS FOR R-C LOTS TO PERMIT CONSTRUCTION OF DECK 8.0 FT. FROM SIDE LOT LINE
LOCATION: 4322 GENERAL KEARNY COURT
TAX MAP #S:
0334 02 0038

Group: 98-Y-009**SP 98-Y-009**

APPLICANT: HEISLER, HAROLD B.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/10/1998
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF DECK 11.0 FT. FROM SIDE LOT LINE
LOCATION: 15240 LOUIS MILL DRIVE
TAX MAP #S:
0334 02 0205

Group: 98-Y-040**SP 98-Y-040**

APPLICANT: CARINCI, CRAIG A.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 11/04/1998
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITIONS 10.1 FT. FROM SIDE LOT LINE AND 14.0 FT. FROM OTHER SIDE LOT LINE
LOCATION: 15223 SOVEREIGN PLACE
TAX MAP #S:
0334 02 0447

Group: 2002-SU-116

VC 2002-SU-116

APPLICANT: CHRISTOPHER & PATTI PICCIANO
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 10/30/2002
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT CONSTRUCTION OF ADDITION 9.3 FEET FROM SIDE LOT LINE
LOCATION: 4525 SILAS HUTCHISON DRIVE
TAX MAP #S:
0334 02 0486

Group: 2003-SU-003

SP 2003-SU-003

APPLICANT: KEVIN J BOOE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/09/2003
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATIONS TO CERTAIN R-C LOTS TO PERMIT THE CONSTRUCTION OF ADDITION 8.0 FEET FROM SIDE LOT LINE AND REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT ACCESSORY STRUCTURE TO REMAIN 0.8 FEET FROM SIDE LOT LINE
LOCATION: 4617 NORRIS COURT
TAX MAP #S:
0334 02 0492

Group: 2003-SU-028

SP 2003-SU-028

STAFF REPORT

APPLICANT: LESLIE KNIES
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 10/01/2003
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 16.6 FEET FROM SIDE LOT LINE AND 33.5 FEET FROM FRONT LOT LINE
LOCATION: 15114 ELK RUN ROAD
TAX MAP #S:
0334 02 0417

Group: 2004-SU-016

SP 2004-SU-016

STAFF REPORT

APPLICANT: HENRY M. & SHEILA S. BARNUM
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/16/2004
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 9.0 FEET WITH EAVE 8.7 FEET FROM SIDE LOT LINE.
LOCATION: 4334 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0226

Group: 2004-SU-017

VC 2004-SU-017

STAFF REPORT

APPLICANT: ANDREW KUHLMAN & SHANNON KUHLMAN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/06/2004
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT CONSTRUCTION OF ADDITION 23.8 FEET FROM FRONT LOT LINE AND 5.0 FEET WITH EAVE 4.7 FEET FROM SIDE LOT LINE
LOCATION: 4300 GENERAL KEARNY COURT
TAX MAP #S:
0334 02 0110

Group: 2004-SU-054

SP 2004-SU-054

STAFF REPORT

APPLICANT: LARRY BELL
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/07/2004
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATIONS TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 11.7 FEET WITH EAVE 10.9 FEET FROM SIDE LOT LINE
LOCATION: 4314 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0020

Group: 2004-SU-061

SP 2004-SU-061

APPLICANT: RANDALL P. MOLEN AND GINA M. MOLEN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 02/09/2005
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITIONS AND ROOFED DECK 34.0 FEET FROM FRONT LOT LINE
LOCATION: 15109 PHILIP LEE ROAD
TAX MAP #S:
0334 02 0373

Group: 2004-SU-063

SP 2004-SU-063

STAFF REPORT

APPLICANT: JAMES C. & BARBARA A. HEPLER
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/21/2004
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 28.0 FEET AND BAY WINDOW 27.0 FEET FROM THE FRONT LOT LINE OF A CORNER LOT
LOCATION: 15101 PHILIP LEE ROAD
TAX MAP #S:
0334 02 0350

Group: 2005-SU-020

SP 2005-SU-020

APPLICANT: LAWRENCE AND CHERYL RICCIARDI
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/27/2005
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION AND DECK 9.5 FEET FROM SIDE LOTLINE
LOCATION: 15218 PHILIP LEE ROAD
TAX MAP #S:
0334 02 0290

Group: 2005-SU-024

SP 2005-SU-024

STAFF REPORT

APPLICANT: KIM-DANH T. NGUYEN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/03/2005
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 28.0 FT. WITH EAVE 27.0 FT. FROM FRONT LOT LINE OF A CORNER LOT, 19.0 FT. WITH EAVE 18.0 FT. FROM SIDE LOT LINE AND 21.0 FT. WITH EAVE 20.0 FT. FROM REAR LOT LINE
LOCATION: 4535 SAMUELS PINE ROAD
TAX MAP #S:
0334 02 0415

Group: 2005-SU-027

SP 2005-SU-027

STAFF REPORT

APPLICANT: JOSEPH T. MERTAN, JR. CONNIE C. MERTAN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/09/2005
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO THE MINIMUM YARD REQUIREMENT FOR CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 15.9 FEET FROM SIDE LOT LINE
LOCATION: 4405 CARRIER COURT
TAX MAP #S:
0334 02 0375

Group: 2005-SU-048

SP 2005-SU-048

STAFF REPORT

APPLICANT: CHARLES AND PAMELA MESLER
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 02/07/2006
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 12.8 FEET WITH EAVE 11.8 FEET FROM SIDE LOT LINE
LOCATION: 4338 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0224

Group: 2006-SU-001

SP 2006-SU-001

STAFF REPORT

APPLICANT: ROBERT & SARA FAULK
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 03/21/2006
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 16.5 FEET FROM SIDE LOT LINE
LOCATION: 4361 CUB RUN ROAD
TAX MAP #S:
0334 02 0310

Group: 2006-SU-006

SP 2006-SU-006

STAFF REPORT

APPLICANT: WARREN H. SHANG / CYNTHIA MW SHANG
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/04/2006
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT A MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF ADDITION 17.0 FEET WITH EAVE 16.0 FEET FROM SIDE LOT LINE AND 25.0 FEET WITH EAVE 24.0 FEET FROM FRONT LOT LINE
LOCATION: 15121 ELK RUN ROAD
TAX MAP #S:
0334 02 0431

Group: 2007-SU-095

SP 2007-SU-095

STAFF REPORT

APPLICANT: MARION W. AND MARY I KUHLMAN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 11/06/2007
ZONING DISTRICT: R- C
DESCRIPTION: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 10.0 FEET FROM SIDE AND REAR LOT LINES
LOCATION: 4321 GENERAL KEARNY COURT
TAX MAP #S:
0334 02 0039

Group: 2008-SU-004

SP 2008-SU-004

STAFF REPORT

APPLICANT: PETER CHOI
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/01/2008
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO CERTAIN R-C LOTS TO PERMIT CONSTRUCTION OF DECK 16.0 FEET FROM SIDE LOT LINE
LOCATION: 15108 BERNADETTE COURT
TAX MAP #S:
0334 02 0393

Group: 2011-SU-078**SP 2011-SU-078**[STAFF REPORT](#)[LOCATOR MAP](#)

APPLICANT: RONALD B. SYDNOR
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 11/16/2011
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATIONS TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO PERMIT DECK 11.9 FEET FROM SIDE LOT LINE SUCH THAT YARDS TOTAL 45.9 FEET
LOCATION: 4345 SILAS HUTCHINSON DRIVE
TAX MAP #S:
0334 02 0181A

Group: 2012-SU-020**SP 2012-SU-020**[STAFF REPORT](#)[LOCATOR MAP](#)

APPLICANT: JAY S. MILLER, TRUSTEE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/11/2012
ZONING DISTRICT: R- C
DESCRIPTION: TO PERMIT MODIFICATION TO CERTAIN YARD REQUIREMENTS FOR R-C LOTS TO PERMIT CONSTRUCTION OF A DECK 8.0 FEET FROM THE SIDE LOT LINE.
LOCATION: 4341 CUB RUN ROAD, CHANTILLY, VA 20151
TAX MAP #S:
0334 02 0078

Group: 2014-SU-063**SP 2014-SU-063**

APPLICANT: JOHN D. CULP
STATUS: ASSIGNED
STATUS/DECISION DTE: 05/21/2014
ZONING DISTRICT: R- C
DESCRIPTION: MODIFICATIONS TO THE MINIMUM YARD REQUIREMENTS FOR CERTAIN R-C LOTS TO PERMIT ADDITION 12.0 FEET AND 12.3 FEET FROM SIDE LOT LINE
LOCATION: 15219 ELK RUN ROAD, CHANTILLY, VA 20151
TAX MAP #S:
0334 02 0472

SUP NO. 053852

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF DESIGN REVIEW
RESIDENTIAL USE PERMIT
04/28/88

STREET NUMBER	STREET NAME	ST TY	ACT NO.	LEVEL	UNIT	ACT NO.
15219	ELK RUN	RD	001			01

LOT NUMBER	SUBDIVISION NAME	MAP REFERENCE NUMBER	INSP AREA
00472	PLEASANT VALLEY, SEC 005	033-4- /02/ /0472-	9

	INSPECTED BY	DATE
ELECTRICAL	<i>R. Rogers</i>	<i>2-1-88</i>
PLUMBING	<i>R. Rogers</i>	<i>2-1-88</i>
MECHANICAL	<i>R. Rogers</i>	<i>2-1-88</i>
BUILDING	<i>R. Rogers</i>	<i>2-1-88</i>
PUBLIC UTILITIES	<i>J. H. B...</i>	<i>2-2-88</i>
APPROVED	<i>J. H. B...</i>	<i>2-2-88</i>
REMARKS		

THE FOLLOWING REQUIREMENTS, IF CHECKED, ARE BEING WAIVED IN
ACCORDANCE WITH CHAPTER 112 ARTICLE 18 PART 704 OF THE FAIRFAX
COUNTY CODE TO OBTAIN A RESIDENTIAL USE PERMIT:

- * FINAL GRADING, SODDING, SEEDING OF LOT
- COMPLETION OF LANDSCAPING AND SCREENING REQUIREMENTS
- COMPLETION OF SIDEWALKS
- BITUMINOUS CONCRETE STREET/DRIVEWAY SURFACE
- * ADEQUATE STAND OF GRASS

* ATTENTION *
* NO TREES OR SHRUBS MAY BE PLANTED IN THE DEDICATED *
* RIGHT-OF-WAY WITHOUT FIRST OBTAINING A PERMIT FROM *
* FAIRFAX COUNTY. FOR FURTHER INFORMATION CALL 691-3431. *
* WHEN EXCEPTIONS FOR FINAL GRADING, SODDING AND/OR *
* SEEDING ARE GRANTED DURING THE WINTER, THE BUILDER IS *
* OBLIGATED TO COMPLETE THIS WORK BY THE FIRST DAY OF MAY. *

HOMEOOWNER
BUILDER
ZONING

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
10555 MAIN STREET, 4TH FLOOR
FAIRFAX, VA. 22030 691-3031

BUILDING
PERMIT APPLICATION

APPLICATION NO.

19

JOB LOCATION

Street _____
Building _____ Floor _____ Suite _____
Subdivision _____
Tenants Name _____

OWNER

Name _____
Address (Mailing) _____
City _____ State _____ Zip _____
Telephone _____

Permit No. 33-222-472
Map Reference _____
Building Permit No. _____
Std. _____ Mag. _____

CONTRACTOR

Company Name _____
Master _____
Address _____
City _____ State _____ Zip _____
Telephone _____ License No. _____
State Contractors License No. _____
County Business Account No. _____

For _____ Description _____

Model/Use

Sewage: Public ☐ Community ☐ Septic Tank ☐ None ☐
WATER: Public ☐ Individual Well ☐ None ☐
☐ N-New ☐ D-Demolish
☐ R-Alter or Repair ☐ M-Move
☐ A-Add To ☐ O-Other

REMARKS:

BUILDING
DESCRIPTION

QUANTITY

Units _____
Stories _____
Rooms _____
Bedrooms _____
To be Added _____
Baths _____
Half Baths _____
Kitchens _____
Fireplaces _____
Basement _____
% Basements to Finish _____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	x	=	
	x	=	
	x	=	
	x	=	

YARDS Front Front Left Side Right Side Rear

_____ 12 _____ 12 _____ 4

REMARKS

FOR COUNTY USE ONLY:

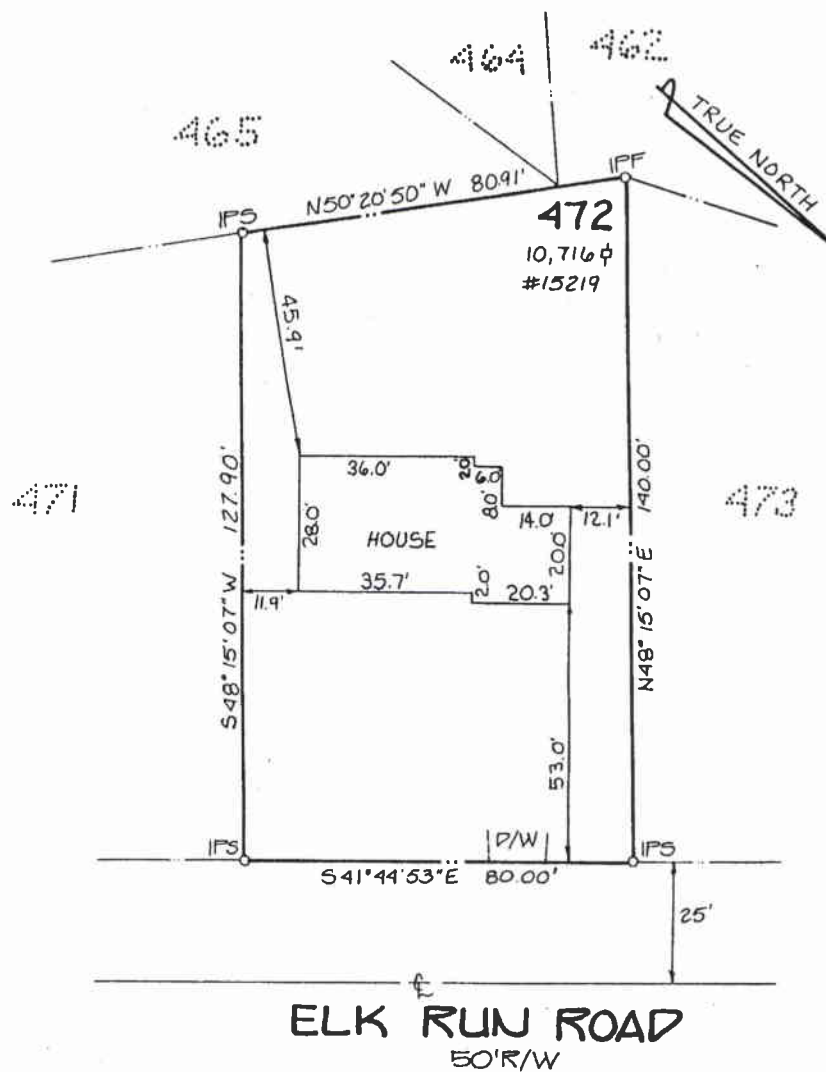
Date _____	By _____	Fee _____
Approved for Issuance of Building Permit		Filing Fee _____
		Amount Due <u>807.60</u>

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

Signature

Date



FINAL APPROVAL

DEC 13 1988

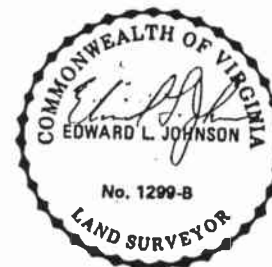
IPF: DENOTES IRON PIPE FOUND
IPS: DENOTES IRON PIPE SET

ZONING ADMINISTRATION DIVISION
OFFICE OF COMPREHENSIVE PLANNING

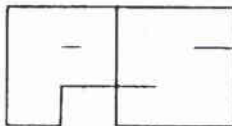
HOUSE LOCATION
LOT 472

PLEASANT VALLEY SECTION 5

RECORDED @ D.B. 5049 PG. 188
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30'
DATE: 2-11-87
FINAL: 1-11-88/14



CERTIFIED CORRECT
NO TITLE REPORT FURNISHED



PACIULLI, SIMMONS & ASSOCIATES, LTD.
11130 MAIN STREET, FAIRFAX, VIRGINIA 22030
(703) 591-8880
Engineers, Planners, Surveyors

DRN: EFP
CKD: ALS/slc

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
4050 LEGATO ROAD, 2ND FLOOR
FAIRFAX, VA. 22033 246-1550
FOR INSPECTIONS CALL: 352-0970

**BUILDING -
PERMIT APPLICATION**

APPLICATION NO

19
Date

JOB LOCATION

Street _____
Building _____ Floor _____ Suite _____
Subdivision _____
Tenants Name _____

DO NOT WRITE IN THIS SPACE

Permit No. 080630050
Map Reference 233-1-02-0472
Building Permit No. _____ Control No. _____
Std. _____ Mag. _____ Plan _____ Census _____

OWNER

Name _____
Address (Mailing) _____
City _____ State _____ Zip 22021
Telephone _____

CONTRACTOR

Company Name _____
Master _____
Address _____
City _____ State _____ Zip _____
Telephone _____ License No. _____
State Contractors License No. _____
County Business Account No. _____

For _____ Description _____

ROUTING

	Date	Approved By:
Health Review		
Site Review	<u>3-26-72</u>	<u>RC</u>
Zoning Review	<u>3-26-72</u>	<u>RC</u>
Sanitation Review		
Building Review	<u>3-26-72</u>	<u>RC</u>
Fire Review		

Model/Use _____

Sewage: Public ☒ Community ☐ Septic Tank ☐ None ☐

WATER: Public ☐ Individual Well ☐ None ☐

- ☐ N-New ☐ D-Demolish
☐ R-Alter or Repair ☐ M-Move
☐ A-Add To ☐ O-Other

REMARKS:

**BUILDING
DESCRIPTION**

QUANTITY

Units _____
Stories _____
Rooms _____
Bedrooms _____
To be Added _____
Baths _____
Half Baths _____
Kitchens _____
Fireplaces _____
Basement _____
% Basements to Finish _____

BUILDING DIMENSIONS

No. Stories	Width	Depth	Sq. Ft.
	x	=	
	x	=	
	x	=	
	x	=	

Use Group of Building _____
Type of Construction _____

Building Area _____
Estimated Const. Cost \$3000

ZONING REVIEW

Zoning Proffers Building _____
Zoning Class RC
Zoning Case # _____

BUILDING CHARACTERISTICS

Building Height 1-3 1/2
Exterior Walls _____
Interior Walls _____
Roofing Material _____
Flooring Material _____
Heating Fuel _____
Heating System _____

GRADING AND DRAINAGE REVIEW

Soils _____
Historical _____
Plan # _____
Retaining Wall _____

YARDS Front Left Side Right Side Rear

11C 15' 11C 30'

REMARKS

FOR COUNTY USE ONLY:

Date _____ By _____
Approved for Issuance of Building Permit

Fee _____
Filing Fee 56
Amount Due _____

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

Signature of Owner or Agent

Date

Notary Signature

Date

APPROVED
3-24-92
Zoning Administrator

APPROVED
Dick
DIVISION OF
INSPECTION SERVICES

BY UCC
Date 3-26-92

ELK RUN ROAD
(50' R/W)

OWNER: BETAR

HOUSE LOCATION SURVEY
LOT 472, SECTION FIVE
PLEASANT VALLEY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



This property is not located
in a flood hazard area.

Certified Correct

Date: 2-9-92
Scale: 1"=30'

ANDREW P. DUNN
LAND SURVEYING-PLANNING
P.O. BOX 1279
HERNDON, VIRGINIA 22070
703-437-1136

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards For All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-913 Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

The BZA shall approve a special permit to allow a modification to the minimum yard requirements of the R-C District, but only in accordance with the following provisions:

1. The proposed dwelling or addition thereto is on a lot which was comprehensively rezoned to the R-C District on July 26, 1982 or August 2, 1982 and such lot was: (a) the subject of final plat approval prior to July 26, 1982, or (b) recorded in accordance with a final consent decree entered in Chancery No. 78451 by the Fairfax County Circuit Court on September 17, 1985, or (c) recorded in accordance with a final consent decree entered in Chancery Nos. 78425, 78452, 78454, 78461, 78462 and 78465 by the Fairfax County Circuit Court on September 17, 1985, as amended by a final consent decree entered on November 25, 1991 by the Fairfax County Circuit Court in Chancery No. 123887.
2. Such modification shall result in a yard not less than the minimum yard requirement of the zoning district which was applicable to the lot on July 25, 1982.
3. Such a modification shall be approved if it is established that the resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety and welfare of the area.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat. Such plat shall be prepared by a certified land surveyor or registered engineer except plats submitted for additions to existing single family dwellings or accessory structures related to existing single family dwellings may be prepared by the applicant. Such plat shall contain the following information:
 - A. The dimensions of the lot or parcel, the lot lines thereof, and the area of land contained therein.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level and for accessory structures, the height of the highest point of the structure from finished ground level.
 - C. The distance from all property lines to the proposed building, structure or addition, shown to the nearest one-tenth of a foot.
 - D. The existing and intended use of each building or structure or part thereof, including the number of dwelling units within a dwelling.
 - E. The location and configuration of any existing or proposed off-street parking space(s), the number of spaces proposed to be provided, and information as to the proposed surfacing of such areas.
 - F. The delineation of any Resource Protection Area and Resource Management Area.
 - G. The signature and certification number, if applicable, of the person preparing the plat.